

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 9th day of January 2002.

ATTEST:

Connie Hooks, City Secretary

Ron Silvia, Mayor

APPROVED:

City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from R-3, Townhouse, and A-O, Agricultural Open, to PDD-H, Planned Development District-Housing.

16.316 acres being all that certain lot, tract, or parcel of land lying and being situated in the Robert Stevenson Survey, Abstract No. A-54, Brazos County, Texas, and being a part of the same 62.18 acre tract of land described in a deed from Timothy J. Crowley to Spring Creek CS Development Ltd., as recorded in Volume 4712, Page 260, of the Brazos County Official Records, and being more particularly described in the attached Exhibit "B," "Metes and Bounds," and shown graphically in Exhibit "C," and by a Concept Plan in the attached Exhibit "D."

Purpose Statement: This Planned Development District is for a single family residential community with amenities that provide for an enhanced quality of life.

Uses Allowed: Townhouse Residential
One duplex dwelling and common areas
Open-space
Greenways

Modifications Possible: The applicant may request modifications to the standard requirements for:

- (1) Building setbacks
- (2) Parking spaces adjacent to the street in the cul-de-sacs.

PARCEL 1C
METES AND BOUNDS DESCRIPTION
OF A 16.316 ACRES TRACT OF LAND
OUT OF THE ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION
BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the Robert Stevenson Survey, A-54, and being a part of the same 62.18 acre tract of land described in a deed from Timothy J. Crowley to Spring Creek CS Development Ltd., as recorded in Volume 4712, Page 260, of the Brazos County Official Records, and being more particularly described by metes and bounds as follows with all control referred to the 1983 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

COMMENCING at a fence post for the north corner of said Crowley tract, also being a point in the southwest right-of-way line of State Highway No. 6, also being the east corner of the John M. Lawrence, III, 247.46 acre tract, as recorded in Volume 929, Page 216, of the B.C.O.R., having a Texas State Plane Coordinate Value of $X = 3,576,278.52$ (E), $Y = 10,192,792.33$ (N)

THENCE South $41^{\circ}34'53''$ West, a distance of 643.24 feet to a point for corner for the **PLACE OF BEGINNING**;

THENCE South $45^{\circ}09'17''$ East, a distance of 421.02 feet to a point for corner;

THENCE around a curve to the left having a delta angle of $61^{\circ}55'27''$, an arc distance of 578.22 feet, a radius of 535.00 feet, and a chord of South $9^{\circ}17'02''$ West, a distance of 550.48 feet to a point of reverse curvature;

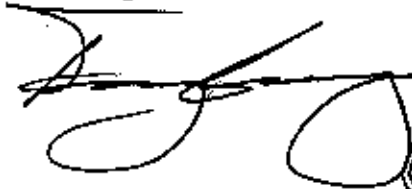
THENCE around a curve to the right having a delta angle of $85^{\circ}58'03''$, an arc distance of 37.51 feet, a radius of 25.00 feet, and a chord of South $21^{\circ}18'20''$ West, a distance of 34.09 feet to a point of tangency;

THENCE South $64^{\circ}17'22''$ West, a distance of 605.08 feet to a point of curvature;

THENCE around a curve to the right having a delta angle of $67^{\circ}25'56''$, an arc distance of 547.27 feet, a radius of 465.00 feet, and a chord of North $81^{\circ}59'40''$ West, a distance of 516.22 feet to a point of tangency;

THENCE North $48^{\circ}16'42''$ West, a distance of 62.60 feet to a point for corner;

THENCE North $41^{\circ}34'53''$ East, a distance of 1364.78 feet to the **PLACE OF BEGINNING** containing 16.316 acres.


Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
Crowley-Parcel-1C.doc
09-11-2002
09-30-2002
10-08-2002

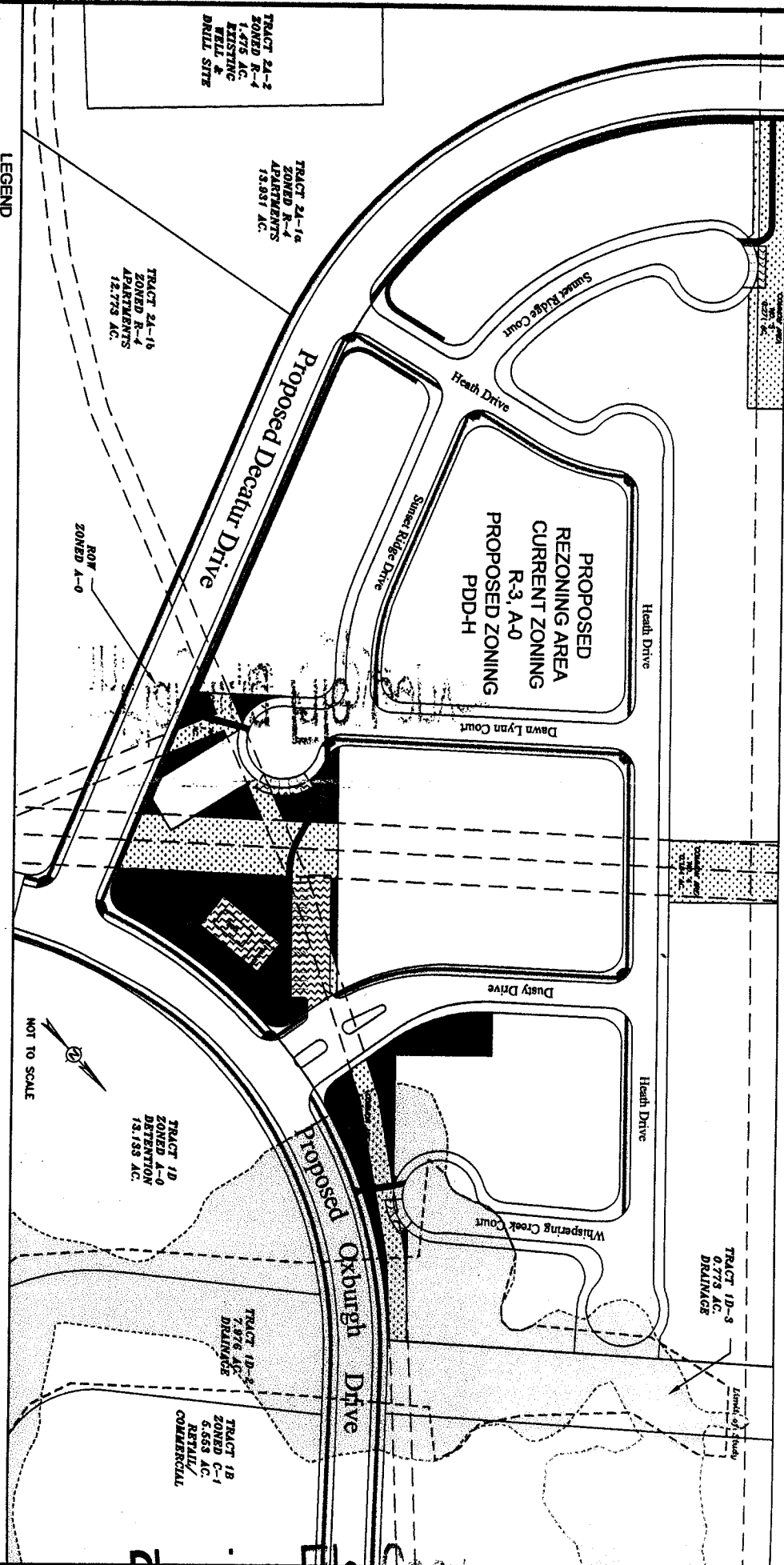




E. BOWELL, PORTER
00.00 ACRES
ZONED R-1

4TH & I, P006
14.23 ACRES
ZONED A-0

TRACT 1B-3
0.773 AC.
DRAINAGE



LEGEND

- REZONING BOUNDARY
- SIDE OF PAVEMENT LINE
- PROPOSED & EXISTING
- PROPOSED COMMON AREA
- PROPOSED COMMON AREA WITH SIDEWALK/PAVEMENT
- PROPOSED COMMON AREA WITH DRAINS (ESSENTIAL AREAS)
- 100-YEAR FLOODPLAIN BOUNDARY (FLOW)
- 100-YEAR FLOODPLAIN BOUNDARY (CLAMP)

OWNER/DEVELOPER:
Spring Creek CS Development Ltd
2400 College Street
College Station, TX 77845

SURVEYOR:
Robert Stevenson Survey, Inc.
2714 Fritchfield Road
Byron, TX 77801
(979) 775-2873

ENGINEER:
TEXCON
General Contractors
James R. Schell, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 690-7711

CONCEPT PLAN
16.316 ACRES
PLANNED DEVELOPMENT DISTRICT - HOUSING (PDD-H)
ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
DECEMBER, 2002
NOT TO SCALE

9:10 AM 12/3/02

02.225

~Planning File Copy~